



City of El Paso – City Plan Commission Staff Report

Case No: PZRZ16-00030
Application Type: Rezoning
CPC Hearing Date: October 10, 2016
Staff Planner: Anne Antonini, (915) 212-1814, antoniniam@elpasotexas.gov

Location: 3335 Truman Street
Legal Description: The West 11 Feet of Lot 4 and all of Lots 5, 6, and 7, Block 115, Amended Map of Morningside Heights, City of El Paso, El Paso County, Texas
Acreage: 0.24 acres
Rep District: 2
Current Zoning: R-4 (Residential)
Existing Use: Vacant
C/SC/SP/ZBA/LNC: N/A
Request: From R-4 (Residential) to A-2 (Apartment)
Proposed Use: Apartments

Property Owner: Moises Ortiz
Representative: Daniel Lopez

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Single Family Homes and Park Pond / R-4/SP (Residential/Special Permit) / Duplex
South: R-4 (Residential) / Single Family Homes and Park Pond
East: R-4 (Residential) / Single Family Homes and Church
West: A-2/SC (Apartments/Special Contract) / Park Pond

PLAN EL PASO DESIGNATION: G-2 Traditional Neighborhood (Walkable) (Central Planning Area)

NEAREST PARK: Summit Filmore (2,751 feet)

NEAREST SCHOOL: Travis Elementary (2,021 feet)

NEIGHBORHOOD ASSOCIATION

Central Neighborhood Association
El Paso Central Business Association

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on September 21, 2016. The Planning Division has received one email in opposition to the rezoning request.

APPLICATION DESCRIPTION

The property owner is requesting a rezoning from R-4 (Residential) to A-2 (Apartment) to accommodate a proposed four (4) unit apartment complex. The current use of the property is vacant. The general concept plan shows two proposed 1,010 square foot residential buildings, each containing two (2) dwelling units.

The development requires a minimum of eight (8) parking spaces. The applicant is providing eight (8) parking spaces, all shown as ninety (90) degree stalls in the rear yard.

Access to the subject property is from a rear alley.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **APPROVAL** of rezoning the property from R-4 (Residential) to A-2 (Apartment). The proposed zoning district is consistent with other apartment districts and multi-family uses in the immediate area, and meets the established character of its surrounding neighborhood. Further, the proposed development meets the intent of the G-2 – Traditional (Walkable) land use designation of Plan El Paso, the City’s Comprehensive Plan.

Plan El Paso- Future Land Use Map Designation

All applications for rezoning shall demonstrate compliance with the following criteria:

G-2 – Traditional (Walkable): This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys: buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plan identified in this Comprehensive Plan.

The A-2 (Apartment) District is intended to permit a medium density of dwelling units supported by higher-intensity land uses while preserving the overall character and architectural character of the neighborhood. The A-2 (Apartment) District permits building types designed to create a transition from areas of low-density residential uses to other residential areas or certain non-residential uses and support facilities.

Plan El Paso – Goals & Policies

This application addresses Policy 2.2.2, “the design of new neighborhoods and additions to existing neighborhoods should strive for a mix of housing types to create neighborhoods that accommodate diverse ages and incomes and allow residents to trade up, downsize, or create multi-generational households without being forced to leave the neighborhood. Housing types include both small and large single-family detached homes, duplexes, townhouses, multi-family buildings, live-work units, and accessory dwelling units, and include both rental apartments and units that can be owned by their occupants.”

COMMENTS:

Texas Department of Transportation

Development is not abutting State Right of Way.

Planning and Inspections Department – Plan Review

1. Recommend approval.
2. The conceptual plan submitted was not reviewed for conformance with any applicable codes.

Planning and Inspections Department – Landscaping Division

1. Recommend approval.
2. The conceptual plan submitted was not reviewed for conformance with any applicable codes.

Planning and Inspections Department – Land Development

We have reviewed subject plans and recommend that the applicant addresses the following comments.

1. No objections to proposed rezoning.
2. Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

Fire Department

Recommend approval.

Police Department

No objections, comments, or police-related concerns to add. Thank you for informing us of the matter.

Sun Metro

Sun Metro does not oppose this request.

El Paso Water Utilities

The El Paso Water Utilities – Public Service Board (EPWU) does not object to this request.

EPWU-PSB Comments**Water:**

1. There is an existing 6-inch diameter water main extending along the Alley between Truman Street and Lincoln Avenue. This water main is available for service.

Sewer:

1. There is an existing 8-inch diameter sanitary sewer main extending along Truman Street. This main is available for service.

General:

1. EPWater requires a new service application to provide services to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater:

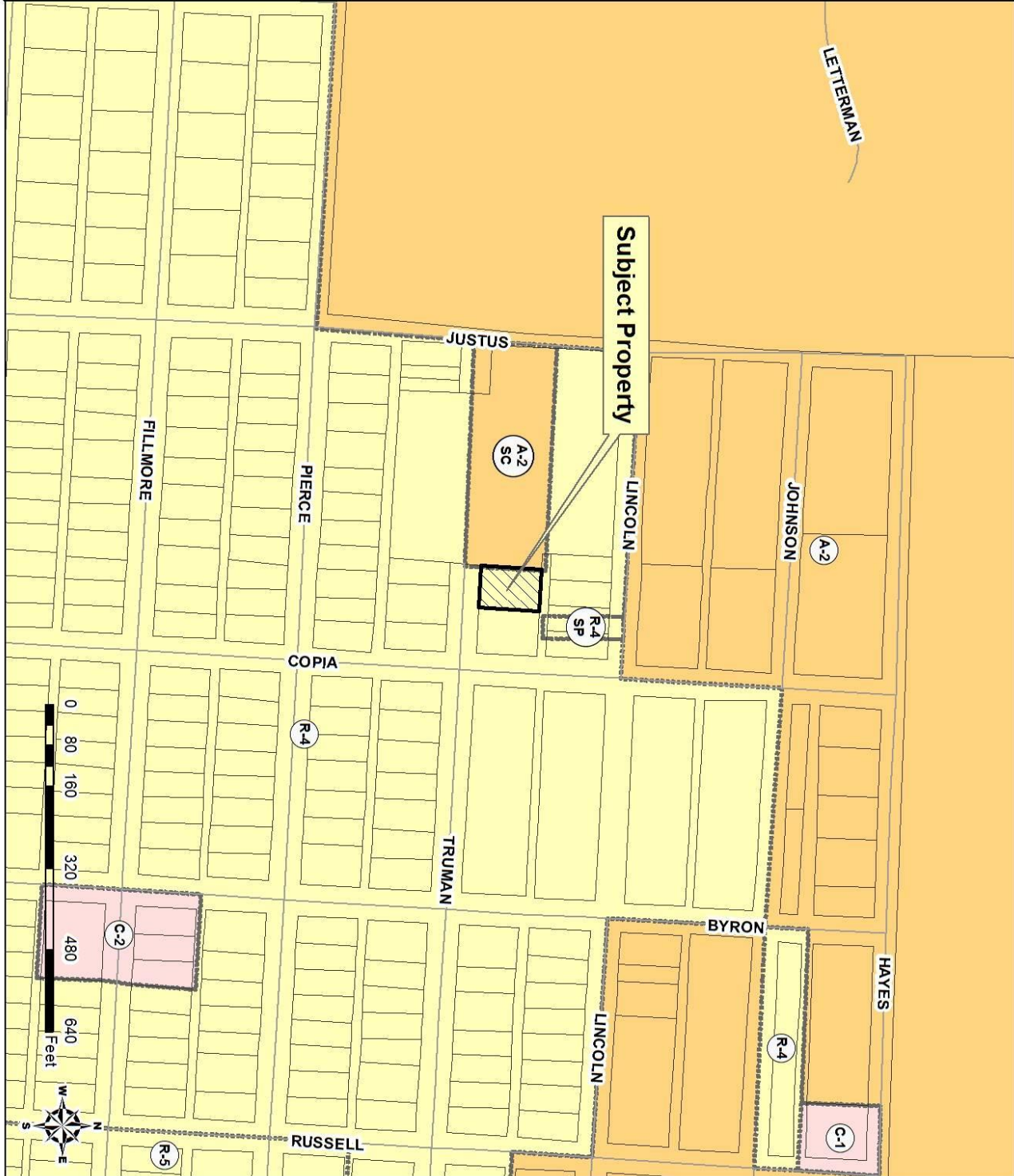
1. EPW-Stormwater Engineering suggests using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

Attachments

1. Zoning Map
2. Aerial Map
3. General Concept Plan
4. Opposition Letter

ATTACHMENT 1: ZONING MAP

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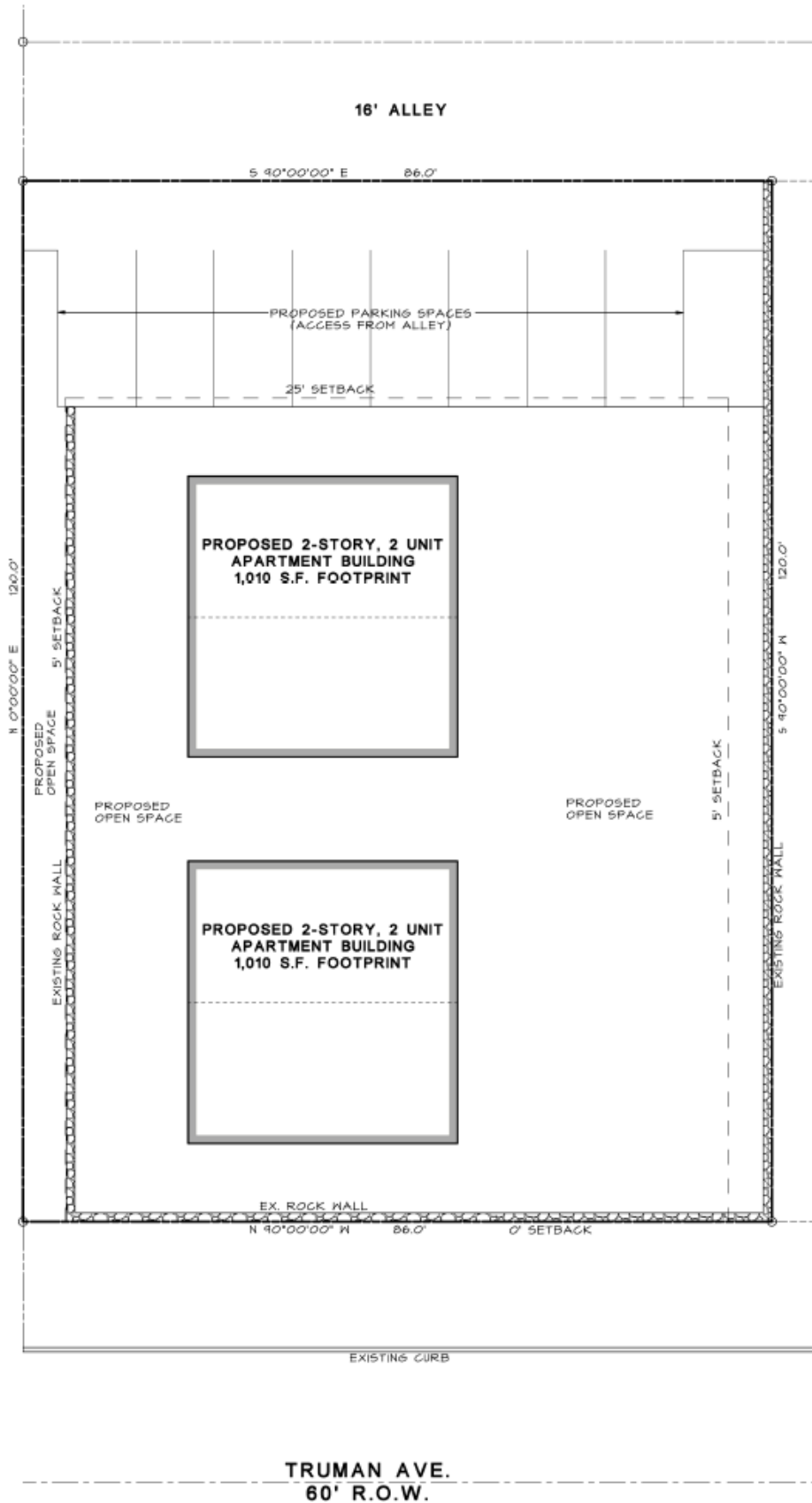


ATTACHMENT 2: AERIAL MAP

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ATTACHMENT 3: GENERAL CONCEPT PLAN



ATTACHMENT 4: OPPOSITION LETTER

Antonini, Anne M.

From: raguilar24 <raguilar24@sbcglobal.net>
Sent: Tuesday, September 27, 2016 12:39 PM
To: Antonini, Anne M.
Subject: Oposition to rezoning

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ROBERTO AND MARIA AGUILAR
3338 Truman Ave El Paso, TX 79930

To state that we oppose to the rezoning of our area. Due to devaluation of real estate and the problems that come w people that do not have an attachment to their place.
